

SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2020-0037.1A**COMMISSION DATE:** Nov. 16, 2021**SUBDIVISION NAME:** Marshall Ranch Subdivision**ADDRESS:** 1300 Lost Creek Blvd**APPLICANT:** Eanes Marshall Ranch, LP (Linda K. Haines)**AGENT:** Jonathan Fleming (KT Civil)**ZONING:** SF-2 (single family residence)**AREA:** 37.23 acres**LOTS:** 55**COUNTY:** Travis**DISTRICT:** 8**WATERSHED:** Barton Creek & Eanes Creek**JURISDICTION:** Full Purpose**SIDEWALKS:** Sidewalks will be constructed along Eanes Homestead Rd, Eternity Terrace and Marshall Ranch Rd.**DEPARTMENT COMMENTS:**

Staff recommends approval of the plat, subject to the conditions listed in the attached comment report. After the conditions are met, the plat will comply with LDC 25-4-84(B). The conditions include the payment of fees in the amount of \$135,468.79 and the posting of fiscal amounts. These are administrative actions that require no discretionary review. An application that has been approved with conditions may be updated to address those conditions until the application expires and the plat does not need to be heard before the Commission again.

IMPORTANT NOTICE: the City of Austin Mayor and Travis County Judge COVID orders that suspended deadlines are set to end on December 31, 2021. Unless extended, applications or determinations will begin expiring again on or after January 1, 2022. Please review the coversheet of the most recent staff report to find the expiration date. FYI: Preliminary Plan and Final Plat applications expire after 90 days and Subdivision Construction Plans expire after 1 year unless the application has been approved.

The fiscal amounts required to be posted for this subdivision are due no later than March 31, 2022 in order to record the plat. The fee amount of \$135,468.79 that is referenced in PR3 of the attached, U2 Master Comment Report (along with any other outstanding fees) will need to be paid by Dec. 31, 2021 in order to approve the plat.

STAFF RECOMMENDATION:

Staff recommends approval of the plat, subject to the conditions listed in the comment report dated November 12, 2021, attached as Exhibit C.

CASE MANAGER: Joey de la Garza**PHONE:** 512-974-2664**E-mail:** joey.delagarza@austintexas.gov**ATTACHMENTS**

Exhibit A: Vicinity map

Exhibit B: Proposed plat

Exhibit C: Comment report dated November 12, 2021



0 250 500
Feet
SCALE: 1" = 500'

Drawing: L:\PROJECT\Milestone\MCB20001 - Marshall Tract\GIS\Exhibits\Marshall Tract - Site Location Map.mxd



6805 N. CAPITAL OF TEXAS HIGHWAY | SUITE 315
AUSTIN, TEXAS 78731 | TEL. (512) 758-7474
TBPE FIRM NO. F-18129



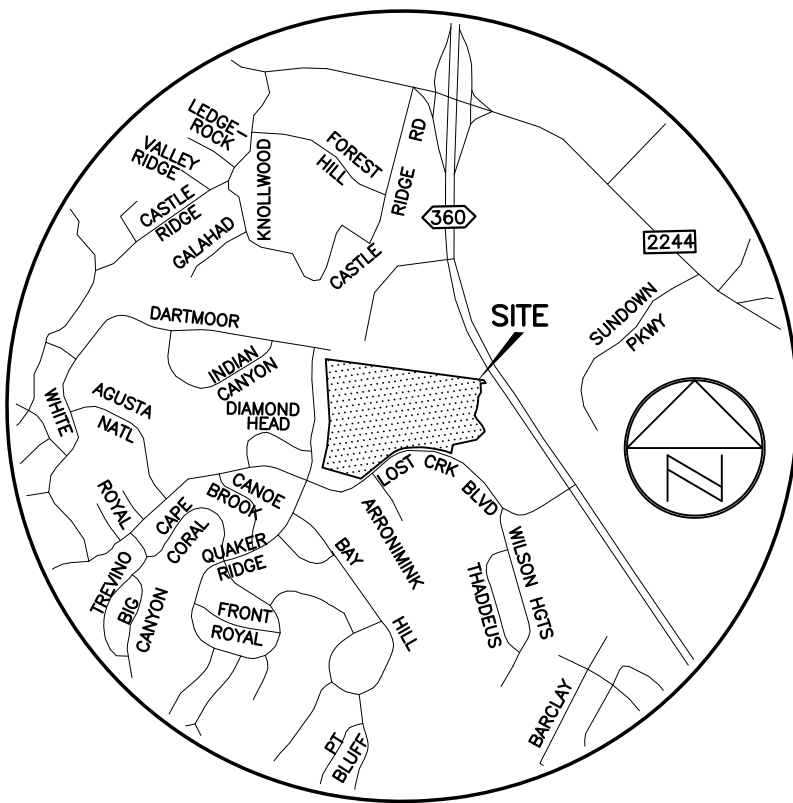
SITE LOCATION MAP

MARSHALL RANCH SUBDIVISION

AUSTIN, TRAVIS COUNTY, TEXAS

EXH

MARSHALL RANCH SUBDIVISION



LOCATION MAP
NOT TO SCALE



SCALE: 1" = 100'
GRAPHIC SCALE
100 50 0 100

- LEGEND
- 1/2" REBAR WITH CAP FOUND AS NOTED
 - PB 1/2" REBAR WITH "PBS & J" CAP FOUND
 - CH 1/2" REBAR WITH "CHAPARRAL" CAP FOUND
 - ▲ MAG NAIL FOUND
 - 1/2" REBAR WITH "CHAPARRAL" CAP SET
 - ⊙ IRON PIPE FOUND (SIZE NOTED)
 - CONCRETE HIGHWAY MONUMENT FOUND
 - ⊕ CONTROL POINT/BENCHMARK LOCATION
 - D.E. DRAINAGE EASEMENT
 - P.U.E. PUBLIC UTILITY EASEMENT
 - P.A.E. PEDESTRIAN ACCESS EASEMENT
 - L.S.E. LANDSCAPE EASEMENT
 - E.U.E. ELECTRIC UTILITY EASEMENT
 - W.L.E. WATER LINE EASEMENT
 - E.E. ELECTRIC EASEMENT
 - SIDEWALK LOCATION
 - () RECORD INFORMATION

OWNER:
EANES MARSHALL RANCH, LP.
8127 MESA DR. STE B206
AUSTIN, TX. 78759

DEVELOPER:
MILESTONE COMMUNITY BUILDERS
9111 JOLLYVILLE ROAD STE. 111
AUSTIN, TX. 78759
(512) 686-4986

ENGINEER:
KITCHEN TABLE CIVIL SOLUTIONS
6805 N. CAPITAL OF TEXAS HIGHWAY,
SUITE # 315
AUSTIN, TEXAS 78731
(512) 758-7474

SURVEYOR:
CHAPARRAL PROFESSIONAL LAND SURVEYING,
INC.
3500 McCALL LANE
AUSTIN, TX 78744
(512) 443-1724

THIS IS A SURFACE DRAWING.

BEARING BASIS: THE TEXAS COORDINATE
SYSTEM OF 1983 (NAD83), CENTRAL ZONE,
BASED ON GPS SOLUTIONS FROM THE
NATIONAL GEODETIC SURVEY (NGS) ON-LINE
POSITIONING USER SERVICE (OPUS) FOR
CHAPARRAL CONTROL POINT "P657".

COTTON SPINDLE WITH WASHER SET.

SURFACE COORDINATES:

N = 10,077,223.42
E = 3,086,770.44

TEXAS STATE PLANE COORDINATES:

N = 10,076,215.80
E = 3,086,461.79

COMBINED SCALE FACTOR = 0.99990001
(FOR SURFACE TO GRID CONVERSION)

INVERSE SCALE FACTOR = 1.000100
(FOR GRID TO SURFACE CONVERSION)

SCALED ABOUT 0.0
THETA ANGLE: 1°17'20"

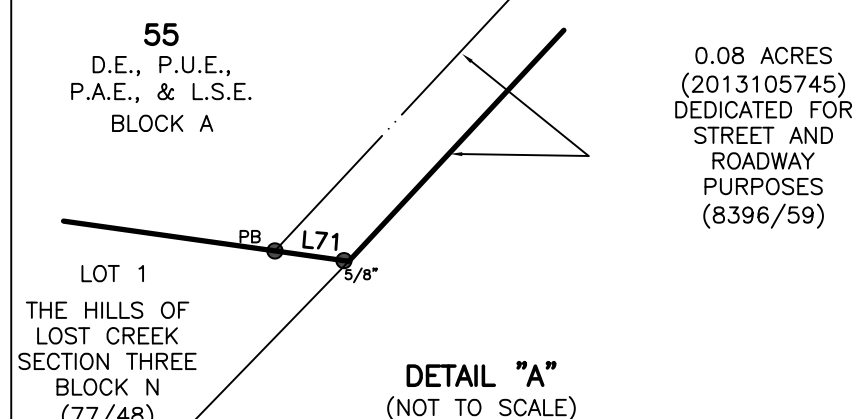
BENCHMARK INFORMATION:

BM #1: SQUARE CUT ON TOP OF WEST CORNER OF
CONCRETE BASE OF TRAFFIC LIGHT ON THE NORTHWEST
SIDE OF LOST CREEK BLVD, APPROXIMATELY 100'
SOUTHWEST OF ARRONIMINK DRIVE.

ELEVATION = 945.52'
VERTICAL DATUM: NAVD 88 (GEOID 09)

BM #2: SQUARE CUT ON TOP OF CURB ON THE WEST
SIDE OF DRIVEWAY INTERSECTING LOST CREEK BLVD AT
THE SOUTHWEST CORNER OF THE PROPERTY, JUST NORTH
OF RAMP LEADING TO THE SIDEWALK.

ELEVATION = 939.22'
VERTICAL DATUM: NAVD 88 (GEOID 09)

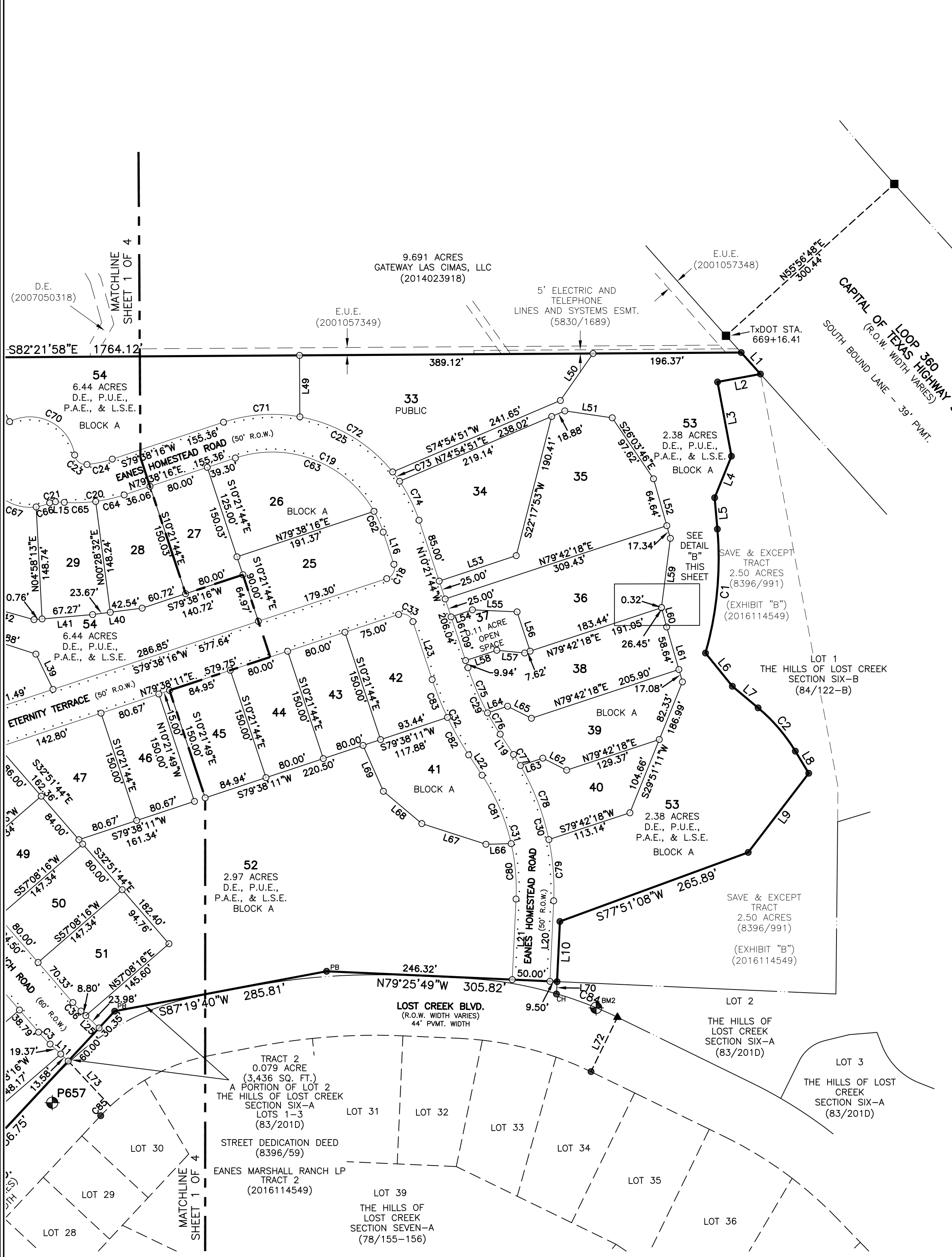


DETAIL "A"
(NOT TO SCALE)

Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping
3500 McCall Lane
Austin, Texas 78744
512-443-1724
Firm No. 10124500

PROJECT NO.:
229-040
DRAWING NO.:
229-040-PL-R2
PLOT DATE:
10/07/2021
PLOT SCALE:
1"=100'
DRAWN BY:
RGH
SHEET
01 OF 04

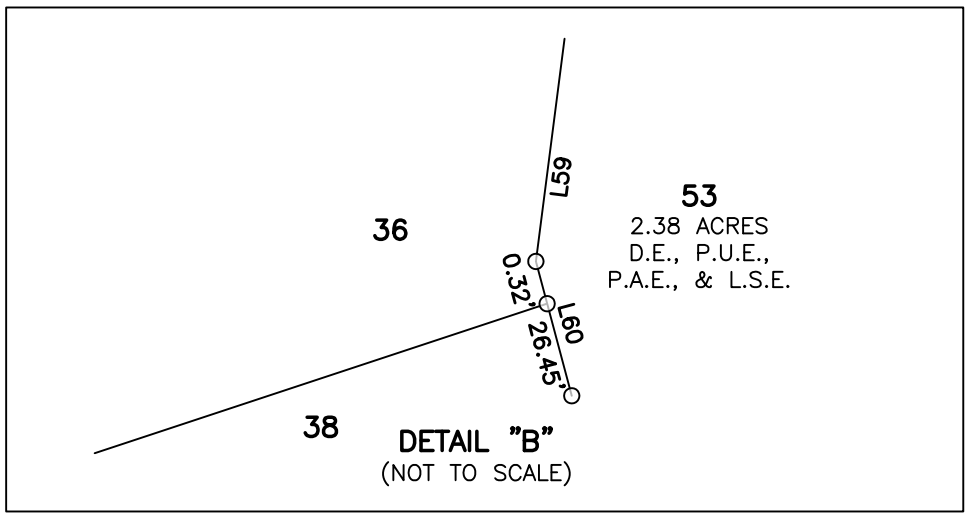
MARSHALL RANCH SUBDIVISION



LEGEND	
●	1/2" REBAR WITH CAP FOUND AS NOTED
●PB	1/2" REBAR WITH "PBS & J" CAP FOUND
●CH	1/2" REBAR WITH "CHAPARRAL" CAP FOUND
▲	MAG NAIL FOUND
○	1/2" REBAR WITH "CHAPARRAL" CAP SET
⊙	IRON PIPE FOUND (SIZE NOTED)
■	CONCRETE HIGHWAY MONUMENT FOUND
⊕	CONTROL POINT/BENCHMARK LOCATION
D.E.	DRAINAGE EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
P.A.E.	PEDESTRIAN ACCESS EASEMENT
L.S.E.	LANDSCAPE EASEMENT
E.U.E.	ELECTRIC UTILITY EASEMENT
W.L.E.	WATER LINE EASEMENT
E.E.	ELECTRIC EASEMENT
---	SIDEWALK LOCATION
()	RECORD INFORMATION

TOTAL BOUNDARY: 37.235 ACRES

LOT	SQ. FT.	TYPE
1	11,650	RES.
2	11,600	RES.
3	11,600	RES.
4	12,616	RES.
5	11,257	RES.
6	14,046	RES.
7	17,879	RES.
8	22,193	RES.
9	30,934	RES.
10	14,920	RES.
11	17,345	RES.
12	25,624	RES.
13	13,631	RES.
14	12,552	RES.
15	10,953	RES.
16	13,236	RES.
17	14,772	RES.
18	16,107	RES.
19	21,078	RES.
20	19,049	RES.
21	15,372	RES.
22	15,083	RES.
23	16,191	RES.
24	20,776	RES.
25	17,410	RES.
26	19,161	RES.
27	12,002	RES.
28	13,326	RES.
29	12,786	RES.
30	16,550	RES.
31	15,948	RES.
32	12,727	RES.
33	38,841	PUB.
34	23,795	RES.
35	29,670	RES.
36	23,625	RES.
37	4,977	O.S.
38	22,271	RES.
39	17,669	RES.
40	12,679	RES.
41	18,304	RES.
42	13,514	RES.
43	12,000	RES.
44	12,000	RES.
45	12,742	RES.
46	12,100	RES.
47	16,760	RES.
48	14,943	RES.
49	12,377	RES.
50	11,787	RES.
51	13,947	RES.
52	129,180	D.E., P.U.E., P.A.E., & L.S.E.
53	103,615	D.E., P.U.E., P.A.E., & L.S.E.
54	280,509	D.E., P.U.E., P.A.E., & L.S.E.
55	90,078	D.E., P.U.E., P.A.E., & L.S.E.



Professional Land Surveying, Inc.
Surveying and Mapping

3500 McCall Lane
Austin, Texas 78744
512-443-1724
Firm No. 10124500

PROJECT NO.:
229-040

DRAWING NO.:
229-040-PL-R2

PLOT DATE:
10/07/2021

PLOT SCALE:
1"=100'

DRAWN BY:
RGH

SHEET
02 OF 04

MARSHALL RANCH
SUBDIVISION

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	455.69'	20°52'20"	166.00'	S13°29'23"W	165.09'
C2	232.03'	18°47'06"	76.07'	S32°41'03"E	75.73'
C3	210.00'	6°00'00"	21.99'	S35°51'44"E	21.98'
C4	15.00'	90°00'00"	23.56'	S77°51'44"E	21.21'
C5	275.00'	40°03'09"	192.24'	N37°06'41"E	188.35'
C6	15.00'	61°50'12"	16.19'	N13°49'59"W	15.41'
C7	60.00'	295°23'38"	309.34'	S77°03'16"E	64.13'
C8	15.00'	54°31'57"	14.28'	S43°22'34"W	13.74'
C9	325.00'	41°01'40"	232.72'	S36°37'26"W	227.78'
C10	15.00'	90°00'00"	23.56'	S12°08'16"W	21.21'
C11	155.00'	21°50'13"	59.07'	S43°46'50"E	58.72'
C12	15.00'	58°25'25"	15.30'	S83°54'39"E	14.64'
C13	60.00'	295°32'06"	309.48'	S34°38'41"W	64.00'
C14	15.00'	57°21'00"	15.01'	N26°15'46"W	14.40'
C15	205.00'	22°04'32"	78.98'	N43°54'00"W	78.50'
C16	15.00'	90°00'00"	23.56'	N77°51'44"W	21.21'
C17	205.00'	22°30'00"	80.50'	S68°23'16"W	79.99'
C18	15.00'	90°00'00"	23.56'	S34°38'16"W	21.21'
C19	155.00'	90°00'00"	243.47'	S55°21'44"E	219.20'
C20	205.00'	22°30'00"	80.50'	S89°06'44"E	79.99'
C21	15.00'	29°55'35"	7.83'	N87°10'28"E	7.75'
C22	60.00'	286°47'25"	300.33'	S35°36'24"W	71.56'
C23	15.00'	86°40'10"	22.69'	N44°19'58"W	20.59'
C24	155.00'	12°41'42"	34.34'	S85°59'07"W	34.27'
C25	205.00'	90°00'00"	322.01'	N55°21'44"W	289.91'
C26	14.50'	67°22'48"	17.05'	N44°03'08"W	16.09'
C27	50.50'	134°45'37"	118.78'	N10°21'44"W	93.23'
C28	14.50'	67°22'48"	17.05'	N23°19'40"E	16.09'
C29	375.00'	15°00'00"	98.17'	N17°51'44"W	97.89'
C30	325.00'	36°03'43"	204.55'	N07°19'53"W	201.19'
C31	275.00'	36°03'43"	173.08'	S07°19'53"E	170.24'
C32	425.00'	15°00'00"	111.26'	S17°51'44"E	110.95'
C33	15.00'	90°00'05"	23.56'	S55°21'47"E	21.21'
C34	155.00'	21°43'13"	58.76'	N67°59'52"E	58.41'
C35	15.00'	90°00'00"	23.56'	N12°08'16"E	21.21'
C36	150.00'	6°00'00"	15.71'	N35°51'44"W	15.70'
C37	275.00'	14°37'04"	70.16'	S49°49'44"W	69.97'
C38	275.00'	25°26'05"	122.08'	S29°48'09"W	121.08'
C39	60.00'	28°44'10"	30.09'	N30°23'00"W	29.78'
C40	60.00'	75°51'11"	79.43'	N21°54'41"E	73.76'
C41	60.00'	30°51'56"	32.32'	N75°16'14"E	31.93'
C42	60.00'	19°14'19"	20.15'	S79°40'39"E	20.05'
C43	60.00'	40°17'41"	42.20'	S49°54'39"E	41.33'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C44	60.00'	100°24'21"	105.15'	S20°26'22"W	92.20'
C45	325.00'	11°51'14"	67.24'	N22°02'13"E	67.12'
C46	325.00'	14°05'10"	79.90'	N35°00'25"E	79.70'
C47	325.00'	11°39'55"	66.17'	N47°52'58"E	66.05'
C48	325.00'	3°25'21"	19.41'	N55°25'36"E	19.41'
C49	15.00'	13°36'43"	3.56'	N61°30'18"W	3.56'
C50	15.00'	44°48'43"	11.73'	S89°16'59"W	11.43'
C51	60.00'	94°31'18"	98.98'	N65°51'43"W	88.13'
C52	60.00'	35°42'39"	37.40'	N00°44'44"W	36.79'
C53	60.00'	25°20'30"	26.54'	N29°46'50"E	26.32'
C54	60.00'	35°25'52"	37.10'	N60°10'01"E	36.52'
C55	60.00'	35°25'52"	37.10'	S84°24'07"E	36.52'
C56	60.00'	51°50'01"	54.28'	N40°46'10"W	52.45'
C57	60.00'	17°15'54"	18.08'	N06°13'13"W	18.01'
C58	205.00'	14°24'30"	51.55'	N47°44'01"W	51.42'
C59	205.00'	7°40'02"	27.43'	N36°41'45"W	27.41'
C60	205.00'	11°08'57"	39.89'	N62°42'45"E	39.83'
C61	205.00'	11°21'03"	40.61'	N73°57'45"E	40.55'
C62	155.00'	11°09'36"	30.19'	N15°56'32"W	30.14'
C63	155.00'	78°50'24"	213.28'	N60°56'32"W	196.85'
C64	205.00'	10°50'16"	38.78'	N85°03'24"E	38.72'
C65	205.00'	11°39'44"	41.73'	S83°41'36"E	41.65'
C66	60.00'	17°58'44"	18.83'	N81°12'03"E	18.75'
C67	60.00'	51°00'20"	53.41'	S64°18'25"E	51.67'
C68	60.00'	52°39'31"	55.14'	S12°28'29"E	53.22'
C69	60.00'	57°27'17"	60.17'	S42°34'54"W	57.68'
C70	60.00'	107°41'33"	112.78'	N54°50'40"W	96.89'
C71	205.00'	28°39'50"	102.56'	S86°01'49"E	101.49'
C72	205.00'	40°50'19"	146.12'	N51°16'45"W	143.04'
C73	205.00'	4°18'53"	15.44'	N28°42'09"W	15.43'
C74	205.00'	16°10'59"	57.90'	N18°27'13"W	57.71'
C75	375.00'	9°59'09"	65.36'	S15°21'19"E	65.27'
C76	375.00'	5°00'51"	32.82'	S22°51'19"E	32.81'
C77	325.00'	3°03'14"	17.32'	N23°50'07"W	17.32'
C78	325.00'	18°36'48"	105.58'	N13°00'06"W	105.12'
C79	325.00'	14°23'40"	81.65'	N03°30'09"E	81.44'
C80	275.00'	15°24'17"	73.94'	N02°59'50"E	73.71'
C81	275.00'	20°39'26"	99.15'	N15°02'01"W	98.61'
C82	425.00'	7°42'19"	57.16'	N21°30'34"W	57.11'
C83	425.00'	7°17'41"	54.11'	N14°00'34"W	54.07'
C84	522.53'	9°29'16"	86.53'	N60°55'25"W	86.43'
C85	265.05'	3°54'27"	18.08'	S52°55'17"W	18.07'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S33°52'29"E	38.25'
L2	S87°30'07"W	57.82'
L3	S02°37'01"E	100.09'
L4	S30°01'44"W	59.40'
L5	S03°02'22"W	41.79'
L6	S30°58'00"E	56.64'
L7	S42°00'11"E	44.56'
L8	S23°13'38"E	34.21'
L9	S45°22'58"W	132.10'
L10	S10°41'59"W	79.86'
L11	S38°51'44"E	32.95'
L12	S32°51'44"E	94.23'
L13	N32°51'44"W	94.23'
L14	S57°08'16"W	60.28'
L15	S77°51'44"E	11.78'
L16	S10°21'44"E	45.00'
L17	N10°21'44"W	25.00'
L18	N10°21'44"W	61.04'
L19	N25°21'44"W	32.24'
L20	N10°41'59"E	106.87'
L21	S10°41'59"W	106.98'
L22	S25°21'44"E	32.24'
L23	S10°21'44"E	81.04'
L24	N57°08'16"E	55.28'
L25	N38°51'44"W	32.78'
L26	N30°09'44"W	23.37'
L27	S73°58'31"E	90.24'
L28	S18°37'28"E	106.59'
L29	S00°37'44"W	36.74'
L30	S88°22'02"E	123.51'
L31	N72°53'25"W	42.90'
L32	N74°55'55"W	93.64'
L33	N64°40'49"W	80.59'
L34	N23°18'49"E	59.45'
L35	S26°04'26"E	45.70'
L36	N64°40'49"W	48.64'
L37	N45°49'42"W	58.89'

LINE TABLE		
LINE	BEARING	DISTANCE
L38	N23°38'45"W	82.98'
L39	N17°47'11"W	51.94'
L40	N89°23'27"W	66.21'
L41	N86°55'53"W	78.02'
L42	N66°23'06"W	71.01'
L43	N56°42'25"W	77.25'
L44	N26°41'57"W	77.25'
L45	N12°53'33"W	77.25'
L46	N17°06'55"E	77.25'
L47	N24°46'27"E	65.01'
L48	N18°41'27"W	28.46'
L49	N07°38'02"E	81.46'
L50	S42°49'38"W	75.86'
L51	S73°40'54"E	63.57'
L52	S07°48'56"E	81.98'
L53	S79°42'18"W	107.52'
L54	N79°42'18"E	29.71'
L55	S79°23'32"E	59.29'
L56	S10°21'44"E	54.89'
L57	S76°25'33"E	37.08'
L58	N79°38'16"E	43.57'
L59	S15°20'35"W	92.51'
L60	S06°57'31"E	26.77'
L61	S08°01'55"E	75.72'
L62	N55°17'42"W	35.36'
L63	S79°42'18"W	31.21'
L64	S79°42'18"W	28.02'
L65	N55°17'42"W	35.34'
L66	N83°28'21"W	33.47'
L67	N64°08'00"W	89.30'
L68	N41°53'35"W	66.64'
L69	N15°52'37"W	66.46'
L70	S10°08'54"W	16.14'
L71	N77°26'49"W	1.18'
L72	S33°56'49"W	80.29'
L73	S35°07'29"E	81.68'



Professional Land Surveying, Inc.
Surveying and Mapping

3500 McCall Lane
Austin, Texas 78744
512-443-1724
Firm No. 10124500

PROJECT NO.:
229-040

DRAWING NO.:
229-040-PL-R2

PLOT DATE:
10/07/2021

PLOT SCALE:
1"=100'

DRAWN BY:
RGH

SHEET
03 OF 04

GENERAL NOTES:

2. THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH CITY OF AUSTIN UTILITY DESIGN CRITERIA. THE WATER AND WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY THE AUSTIN WATER UTILITY. ALL WATER AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN. THE LANDOWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION.

4. PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW. RAINFALL RUN-OFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS.

6. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE AUSTIN ENERGY WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDING AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

8. BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.

10. BY APPROVING THIS PLAT THE CITY OF AUSTIN ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. ANY SUBDIVISION INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF THE LOTS IN THIS SUBDIVISION IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR THE OWNERS OF THE LOTS. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO CITY OF AUSTIN STANDARDS MAY BE JUST CAUSE FOR THE CITY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS, AND/OR CERTIFICATES OF OCCUPANCY.

13. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.

15. THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL ELECTRIC SAFETY CODE, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS, CITY OF AUSTIN RULES AND REGULATIONS AND TEXAS STATE LAWS PERTAINING TO CLEARANCES WHEN WORKING IN CLOSE PROXIMITY TO OVERHEAD POWER LINES AND EQUIPMENT. AUSTIN ENERGY WILL NOT RENDER ELECTRIC SERVICE UNLESS REQUIRED CLEARANCES ARE MAINTAINED. ALL COSTS INCURRED BECAUSE OF FAILURE TO COMPLY WITH THE REQUIRED CLEARANCES WILL BE CHARGED TO THE OWNER.

17. ALL STREETS, DRIVEWAYS, SIDEWALKS, WATER, WASTEWATER, AND STORM SEWER LINES SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE CITY OF AUSTIN STANDARDS.

19. EROSION / SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION OF EACH LOT, INCLUDING SINGLE-FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO LDC AND THE ENVIRONMENTAL CRITERIA MANUAL.

21. SLOPES IN EXCESS OF 15 PERCENT EXIST ON BLOCK A, LOTS 6, 7, 12, 13, 16-31, 34-36, 38-41, 43-49. CONSTRUCTION ON SLOPES IS LIMITED PER THE LAND DEVELOPMENT CODE AND ENVIRONMENTAL CRITERIA MANUAL.

23. ACCESS TO LOOP 360 FROM LOT 53 IS PROHIBITED.

25. LOT 33 IS RESTRICTED TO AUSTIN WATER USE ONLY FOR ELEVATED STORAGE TANK AND ASSOCIATED APPURTENANCES.

27. THIS SUBDIVISION PLAT WAS APPROVED AND RECORDED BEFORE THE CONSTRUCTION AND ACCEPTANCE OF STREETS AND OTHER SUBDIVISION IMPROVEMENTS. PURSUANT TO THE TERMS OF A SUBDIVISION CONSTRUCTION AGREEMENT BETWEEN THE SUBDIVIDER AND THE CITY OF AUSTIN, DATED _____, 20____, THE SUBDIVIDER IS RESPONSIBLE FOR THE CONSTRUCTION OF ALL STREETS AND FACILITIES NEEDED TO SERVE THE LOTS WITHIN THE SUBDIVISION. THIS RESPONSIBILITY MAY BE ASSIGNED IN ACCORDANCE WITH TERMS OF THAT AGREEMENT. FOR THE CONSTRUCTION AGREEMENT PERTAINING TO THIS SUBDIVISION, SEE THE SEPARATE INSTRUMENT RECORDED IN DOC. #_____, IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

29. EACH LOT WITHIN THIS SUBDIVISION SHALL HAVE SEPARATE SEWER TAPS, SEPARATE WATER METERS, AND THEIR RESPECTIVE PRIVATE WATER AND SEWER SERVICE LINES SHALL BE POSITIONED OR LOCATED IN A MANNER THAT WILL NOT CROSS LOT LINES.

THAT EANES MARSHALL RANCH, LP., BEING THE OWNERS OF THAT CERTAIN 37.250 ACRE TRACT OF LAND OUT OF THE JOHN SWESEY SURVEY NO. 506, ABSTRACT NO. 702, SITUATED IN TRAVIS COUNTY, TEXAS, AS CONVEYED TO THE EANES MARSHALL RANCH, LP BY DEED AS RECORDED IN DOCUMENT NO. 2016114549 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE SAID 37.250 ACRES OF LAND IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT SHOWN HEREON, PURSUANT TO CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE, TO BE KNOWN AS;

AND DO HEREBY DEDICATE TO THE PUBLIC, THE USE OF ALL STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

BY: _____
 EANES MARSHALL RANCH, LP.
 8127 MESA DR. STE. B206
 AUSTIN, TX. 78759

THE STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY DID PERSONALLY APPEAR _____, KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HAS ACKNOWLEDGED TO ME THAT THEY HAVE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

NOTARY PUBLIC—STATE OF TEXAS

DATE _____

I, BRYAN D. NEWSOME, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEYING RELATED PORTIONS OF TITLE 25 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, AND WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE PROPERTY MADE UNDER MY DIRECTION AND SUPERVISION.

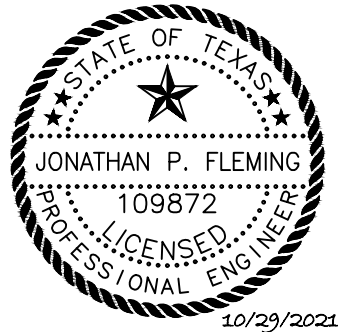
BRYAN D. NEWSOME, R.P.L.S. 5657
SURVEYING BY:
CHAPARRAL PROFESSIONAL LAND S
3500 MCCALL LANE
AUSTIN, TEXAS 78744
(512) 443-1724

I, JONATHAN P. FLEMING, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF TITLE 25 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD OF A WATERWAY THAT IS WITHIN THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, AS SHOWN ON MAP NO. 48453C0440J, DATED JANUARY 22, 2020, FOR TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.

JONATHAN P. FLEMING, P.E. # 109872

ENGINEERING BY:
KITCHEN TABLE CIVIL SOLUTIONS
6805 N. CAPITAL OF TEXAS HIGHWAY,
SUITE # 315
AUSTIN, TEXAS 78731
(512) 758-7474
TEXAS REGISTERED ENGINEERING FIRM 18129



THIS SUBDIVISION PLAT IS LOCATED WITHIN THE FULL PURPOSE LIMITS OF THE CITY OF AUSTIN ON
THIS, THE ____ DAY OF _____, 20____.

APPROVED, ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT
CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE ____ DAY OF _____, 20____, AD.

JOEY DA LA GARZA FOR:
DENISE LUCAS, DIRECTOR
DEVELOPMENT SERVICES DEPARTMENT

ACCEPTED AND AUTHORIZED FOR RECORD BY THE LAND USE COMMISSION OF THE CITY OF AUSTIN,
TEXAS, ON THIS, THE ____ DAY OF _____, 20____, AD.

CHAIR

SECRETARY

THE STATE OF TEXAS
COUNTY OF TRAVIS

I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE

ON THE _____ DAY OF _____ A.D. 20____ AT _____ O'CLOCK _____ M., AND DULY

RECORDED ON THE ____ DAY OF _____, A.D. 20__ AT ____ O'CLOCK ____ M., IN SAID COUNTY

AND STATE, IN DOCUMENT NUMBER _____ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS
COUNTY, TEXAS,

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE ____ DAY OF _____
20____ A.D.

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

BY _____
DEPUTY



PROJECT NO.:
229-040

DRAWING NO.:
229-040-PL-R2

PLOT DATE:
10/27/2021

PLOT SCALE:
1"=100'

DRAWN BY:
RGH

SHEET
04 OF 04

**CITY OF AUSTIN –DEVELOPMENT SERVICES DEPARTMENT
SUBDIVISION APPLICATION – MASTER COMMENT REPORT**

CASE NUMBER: C8-2020-0037.1A
UPDATE: U2
CASE MANAGER: Joey de la Garza PHONE #: 512-974-2664

PROJECT NAME: Marshall Ranch
LOCATION: 1300 LOST CREEK BLVD

SUBMITTAL DATE: November 1, 2021
FINAL REPORT DATE: November 9, 2021

STAFF REPORT:

This report includes all staff comments received to date concerning your most recent subdivision application submittal. The comments may include requirements, recommendations, or information. The requirements in this report must be addressed by an updated submittal. The subdivision application will be approved when all requirements from each review discipline have been addressed. If you have any questions, concerns or if you require additional information about this report, please contact your case manager at the phone number listed above or by using the contact information listed for each reviewer in this report.

Any change to the plan/plat shall not cause noncompliance with any applicable code or criteria. In addition, any change to the plat may trigger new comments.

UPDATE DEADLINE INFORMATION (LDC 25-4-56; 25-4-82):

All comments must be addressed by filing an updated submittal prior to the update deadline of **December 31, 2021**. Otherwise, the application will expire. If this date falls on a weekend or City of Austin holiday, the next City of Austin workday will be the deadline.

Extension of Review Period, Extension of Update Deadline and Tolling of Application Period do not apply to applications for preliminary plan, plat or subdivision construction plans (LDC 25-1-88; 25-1-89; 25-1-90).

UPDATE SUBMITTAL INSTRUCTIONS (LDC 25-1-83):

1. Applicants must make an appointment with Intake Staff (974-1770) in order to submit an update.
2. Your update must include the following items:
 - a. This report
 - b. The revised plat/plan in pdf format
 - c. A letter that addresses each comment in the master comment report
3. Updates must be submitted on an approved submittal date, between the hours of 8:30 am and 4:00 pm. Refer to the submittal calendar for a list of approved submittal dates.

***IMPORTANT NOTICE*: the City of Austin Mayor and Travis County Judge COVID orders that suspended deadlines are set to end on December 31, 2021. Unless extended, applications or determinations will begin expiring again on or after January 1, 2022. Please review the coversheet of the most recent staff report to find the expiration date. FYI: Preliminary Plan and Final Plat applications expire after 90 days and Subdivision Construction Plans expire after 1 year unless the application has been approved.**

The fiscal amounts required to be posted for this subdivision are due no later than March 31, 2022 in order to record the plat. The fee amount of \$135,468.79 that is referenced in PR3 below (along with any other outstanding fees) will need to be paid by Dec. 31, 2021 in order to approve the plat.

REVIEWERS:

Planner 1: Sophia Briones

Environmental: Mike McDougal

PARD / Planning & Design: Justin Stewart

Environmental Review - Mike McDougal - 512-974-6380

Update #2 Friday, November 5, 2021

The ESC fiscal estimate is approved. Please contact the Fiscal Office at fiscalsurety@austintexas.gov for ESC fiscal posting instructions. [LDC 25-4-84(D)]

PARD / Planning & Design Review - Justin Stewart - 512-974-9475

Update:1 Oct 19, 2021

Update:2 Nov 8, 2021

PR 1: Parkland dedication will be required per City Code §25-1-601, as amended, prior to approval of this final plat.

PR 2: Per City Code §25-1-601, please add this note to plat:

Parkland dedication has been satisfied for 49 units

PR3: A fee bill has been created for your remaining fee in lieu for \$135,468.79. Make payment to clear this comment.

PR4: Fiscal letter has been written for the amount of \$72,991.96 will be required for the park easement 8' trail amenity.

Engineering & Constructability - Jennifer Back, P.E. - jennifer.back@austintexas.gov

EC 1. Transportation Criteria Manual Section 5.3.1(a) requires at least 10' between a curb inlet opening and the edge of a driveway curb return. Provide a driveway layout for all lots that have a nearby curb inlet. I could not locate a storm sewer layout for the approved preliminary plan. For any lots that cannot meet the minimum distance, please email this reviewer to discuss a waiver.

U1: At this time, it appears that no lot will require a waiver. If a waiver is required in the future, please contact this reviewer. Comment cleared.

FYI:

Fiscal arrangements are required for street, detention, sidewalk, drainage, restoration, erosion controls, water quality ponds. Remember to include fiscal for sidewalks located next to

greenbelts, open spaces, landscape areas, drainage easements, etc. [LDC 25-1-112]. Please revise the fiscal estimate to include road construction.

END OF REPORT